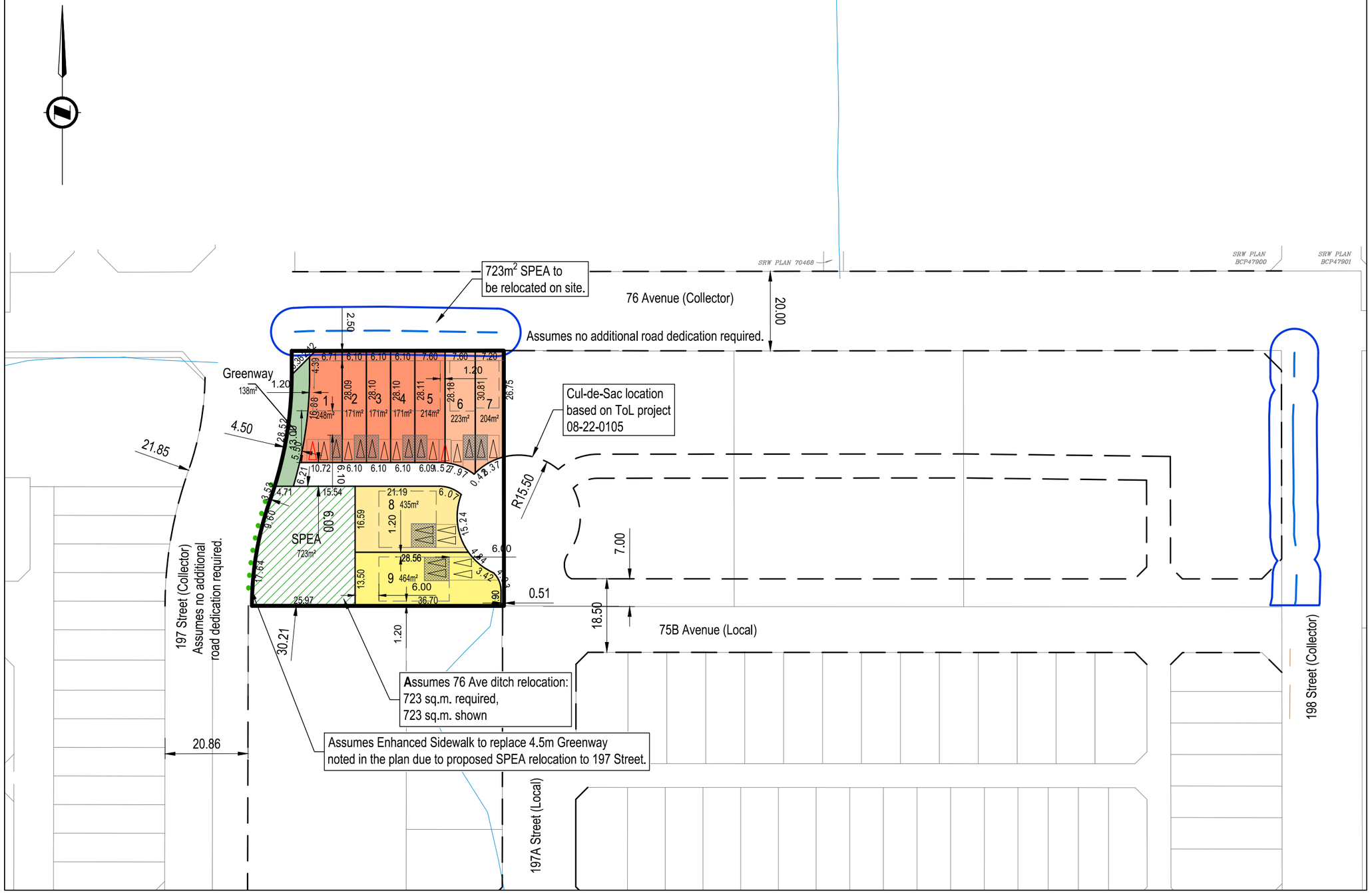


NOTES

1. Ditch locations and classifications subject to review and confirmation by Township of Langley.
   1.1. Proposed SPEA along 197 St frontage assumes relocation of 76 Ave ditch; subject to review and approval.
2. Road over-dedication along 197 Street, 6m multi-use pathway per Township direction falls within existing road dedication.
   2.1. 197 St along frontage exists at 21.85 m width; off-site 197 St dedication to the south of the site exists at 20.8m width.
3. 4.5m greenway per Latimer neighbourhood plan.
4. Site within Latimer Neighbourhood Plan; split designated Single Family Residential 3 and Rowhouse/Townhouse B.
5. Reference layout to east from Aplin Martin (February 2022)
6. Channel width and setback area subject to review and confirmation by Township of Langley

LEGEND

- Subject Site
- Road Right-of-Way
- Off-site Road ROW
- SPEA (76 Ave Relocation)
- R-CL(SD)
- R-CL(RH)
- R-CL(B) Front
- R-1A Front
- Enhanced Sidewalk (6m)
- Street Greenway (4.5m)
- Building Setbacks
- Garage
  - Double: 6.1m x 5.8m
  - Single: 6.1m x 2.9m
- Outdoor Parking Pad
- Visitor's Parking Pad

SITE STATISTICS

PID	Address
014-752-786	7566 197 Street

	RES 3	TH B	Total
Gross Developable (ac)	0.427	0.491	0.918
SPEA (ac)			0.179
Density (upa)	6-8	8-22	
Units allowed	2-3	3-10	5-13
Units proposed	2	7	9
Proposed Density			9.80

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2022.02.23	0	Drawing created	VS
2022.08.03	1	Cul-de-sac location matched to east	VS

SKETCH 2

Latimer Neighbourhood
7966 197 st
Township of Langley, BC

DATE: August 3, 2022
PREPARED FOR: Deol
SCALE: 1 : 1000 @ 11" X 17"
McE PROJECT: 2111-05994-00
MUN. PROJECT:

McElhanney
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

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DATE: 2022-08-03, 12:28 FILE: X:\2111\2111-05994-00 Berkshire - 7566 197 St, Langley\10.0 DRAWINGS\10.2 Planning\10.2.2 Sketches\22-08-02 05994-00 Sketch 2 Rev 1.dwg